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PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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**130 - 132 Tottenham Lane, London N8**

**£400,000** FOR SALE

*Apartment - Purpose Built*

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# 130 - 132 Tottenham Lane, London £400,000

## Description

CHAIN FREE – Spacious & Stylish 2-Bedroom Ground Floor Apartment with Private Parking, Concierge, and Gym Access

An immaculately presented two-bedroom ground floor apartment set within the popular North Point development on Tottenham Lane, right in the heart of vibrant Crouch End. Offered chain free, this modern purpose-built home benefits from a concierge service, residents' gym, gated private parking (including bicycle storage), and a well-maintained communal environment.

The property boasts:

## Key Features

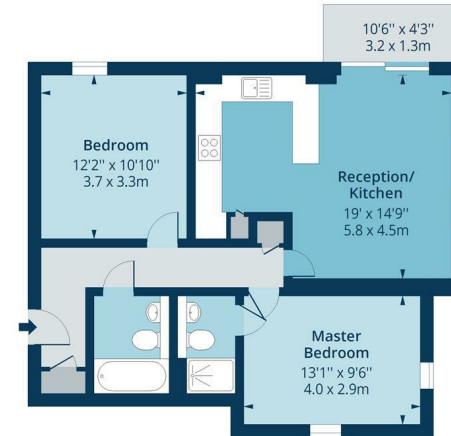
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	D



## Floorplan

### North Point, N8

Approx. Gross Internal Area 731 Sq Ft - 67.91 Sq M



### Ground Floor

Floor Area 731 Sq Ft - 67.91 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.